

ORIGINAL

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Howard M. Ehrenberg CA Bar No. 125527 Larry D. Simons, CBN 179239 SULMEYERKUPETZ 333 South Hope Avenue, 35 th Floor Los Angeles, CA 90071 PH: 213.626.2311; FAX: 213.629.4520	FOR COURT USE ONLY FILED 04 FEB 23 PM 4:00 CLERK U.S. BANKRUPTCY COURT CENT. DIST. OF CALIF.
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: DANIEL & STEPHANIE NELSON, husband and wife Debtor(s)	CASE NO. LA 03-36176 ER BY <u>LA 03-36176 ER</u>

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: March 24, 2004	Time: 10:00 A.M.
Location: Courtroom 1568; 255 East Temple Street,	Los Angeles, CA 90012

Type of Sale: ☒ Public ☐ Private Last date to file objections: March 10, 2004

Description of Property to be Sold: Single Family Residence located at 14120 Gladeside Avenue, La Mirada, California 90638, APN 8059-015-016

Terms and Conditions of Sale: Sale is on an "as is" and "where is basis" without any warranties or representations by the Trustee. Purchaser Ben Romero and Merry Romero. \$330,000 cash, with \$9,900.00 deposit. The sale is subject to Court approval and overbid as described below.

Proposed Sale Price: \$330,000.00

Overbid Procedure (If Any): Initial overbid of \$332,000.00, and subsequent overbids in increments of at least \$2,000.00. Deposit of \$11,000.00 by cashier's check made payable to "Arnold L. Kupetz, Chapter 7 Trustee" required 3 days before hearing. Deposit shall be nonrefundable and forfeited to the Trustee if the bidder is the successful bidder, but is unable to close the sale for any reason within 30 days of the hearing.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Larry D. Simons, Esq
SulmeyerKupetz
333 South Hope Avenue, 35th Floor
Los Angeles, California 90071
Tel: 213.626.2311 Fax: 213.629.4520

Date: February 23, 2004